

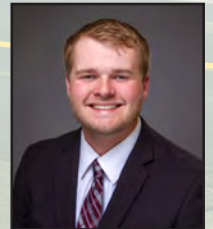


Celeste A. Harshfield Family Trust Farm

AUCTION

Hybrid
Tuesday
September 15, 2026
10:00 a.m. CDT
Cresco, IA &
bid.hertz.ag

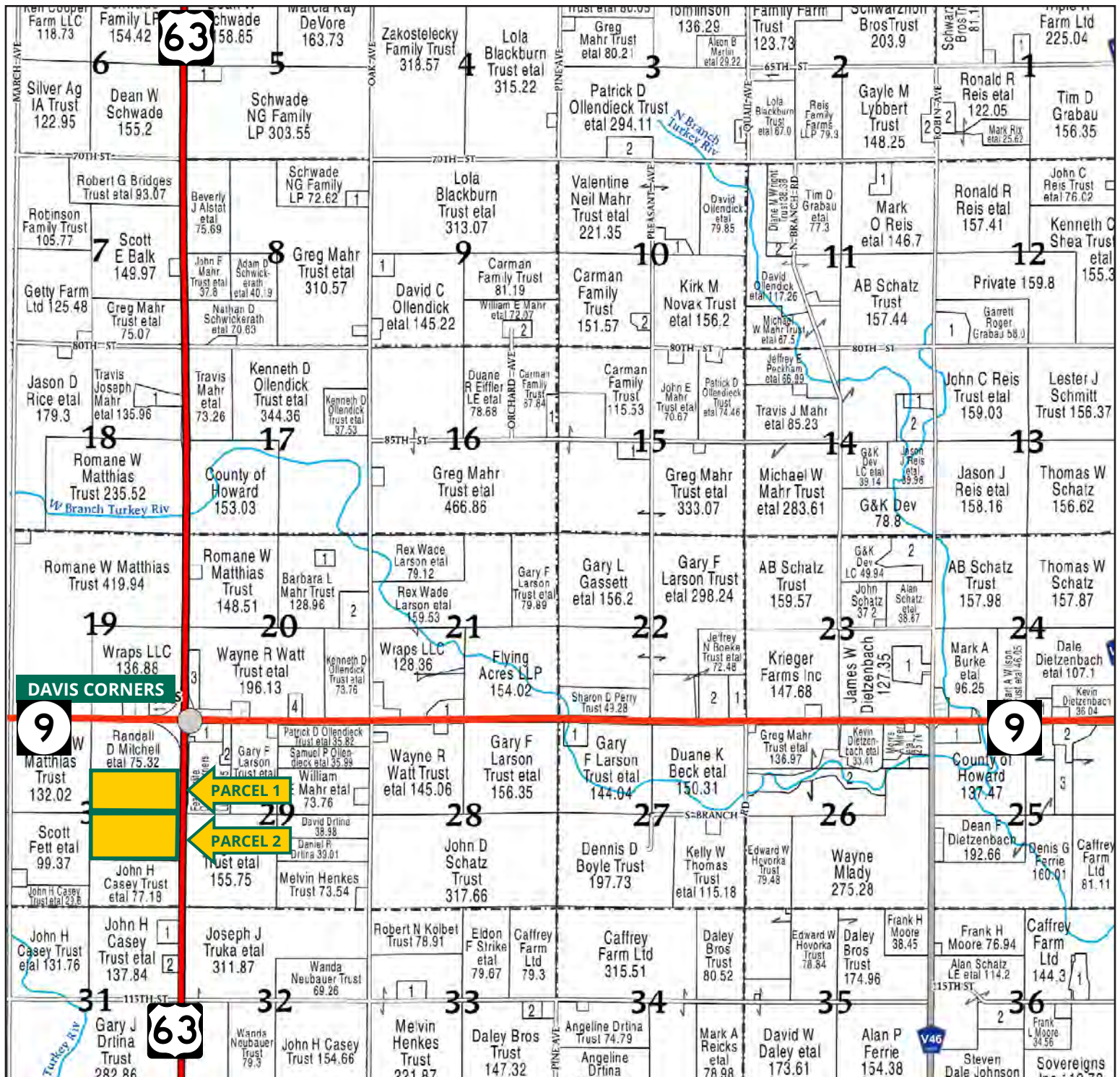
154.00 Acres, m/l
2 Parcels
Howard County, IA



JAMESON ANDERS
Licensed Salesperson in IA & MN
319.269.7975
JamesonA@Hertz.ag



CARRIE SEIDEL, AFM
Licensed Broker in IA & MN
563.920.7699
CarrieS@Hertz.ag

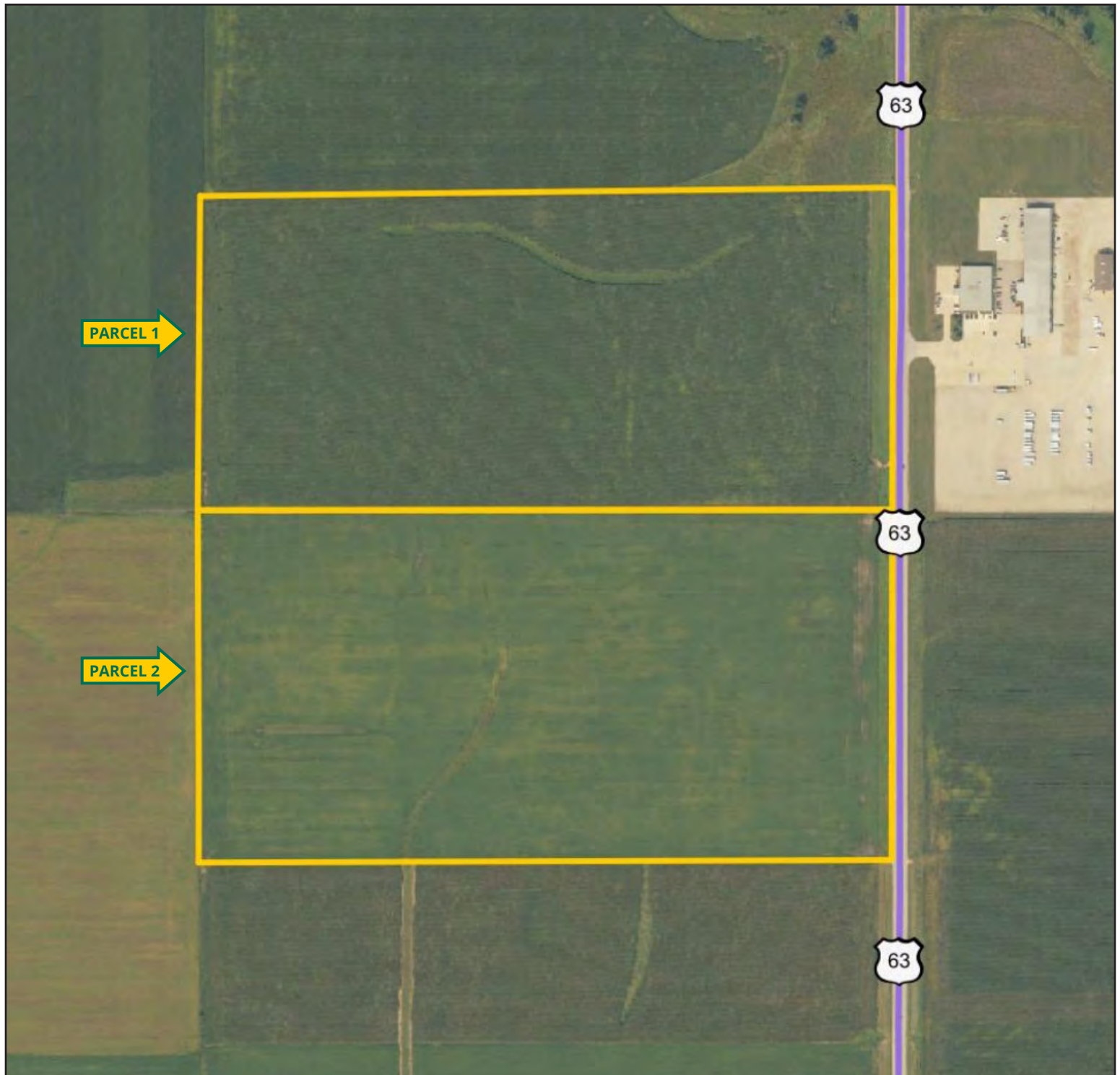


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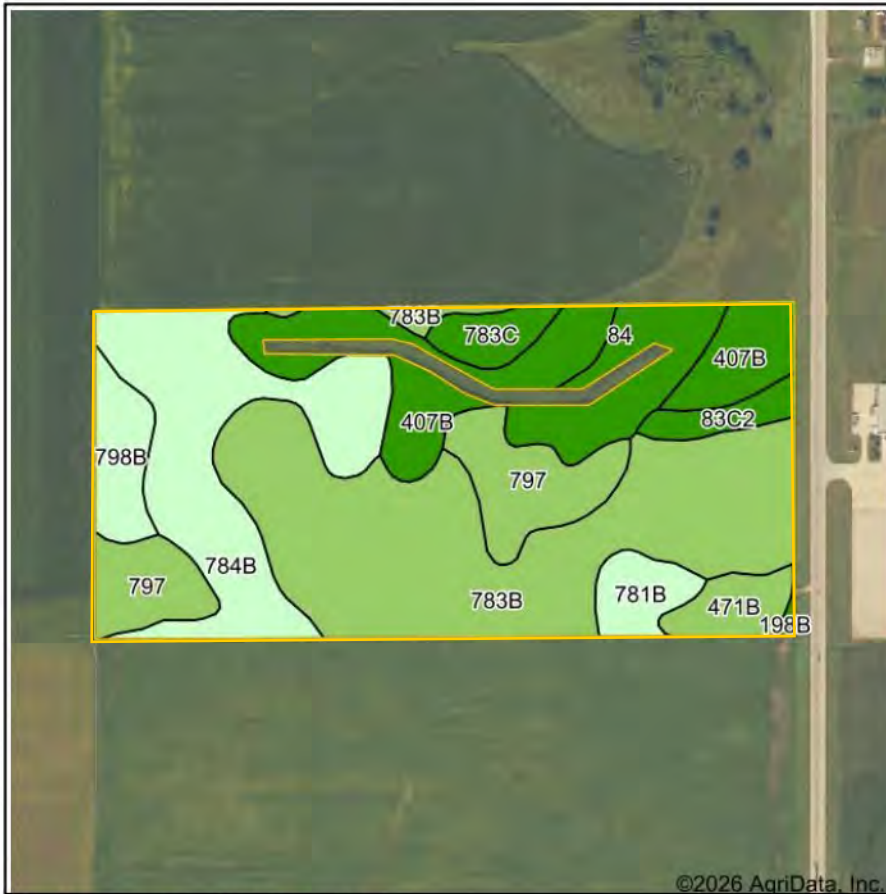
Est. FSA/Eff. Crop Acres: 68.88 | CRP Acres: 2.00 | Soil Productivity: 74.00 CSR2



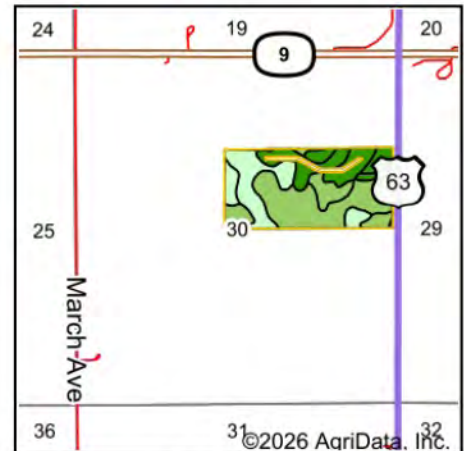
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Soils data provided by USDA and NRCS.



State: Iowa
County: Howard
Location: 30-99N-12W
Township: Howard Center
Acres: 68.88
Date: 8/7/2026



Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA089, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
783B	Cresco loam, 2 to 5 percent slopes	24.57	35.7%		Ile	73
784B	Riceville loam, 1 to 4 percent slopes	13.22	19.2%		Ilw	68
407B	Schley silt loam, 1 to 4 percent slopes	9.14	13.3%		Ilw	81
797	Jameston silty clay loam	7.30	10.6%		Ilw	73
84	Clyde silty clay loam, 0 to 3 percent slopes	4.58	6.6%		Ilw	88
798B	Protivin loam, 1 to 4 percent slopes	2.72	3.9%		Ile	61
781B	Lourdes loam, 2 to 5 percent slopes	2.06	3.0%		Ile	68
471B	Oran loam, 2 to 5 percent slopes	2.01	2.9%		Iw	74
783C	Cresco loam, 5 to 9 percent slopes	1.70	2.5%		IIle	81
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.44	2.1%		IIle	84
198B	Floyd loam, 1 to 4 percent slopes	0.14	0.2%		Ilw	89
Weighted Average					2.02	74

**IA has updated the CSR values for each county to CSR2.

Location

From the intersection of Hwy. 9 and Hwy. 63 travel south ½ mile. Property is located on the west side of Hwy. 63.

Simple Legal

S½ NE¼ Except North 6 acres in Section 30, Township 99 North, Range 12 West of the 5th P.M., Howard County, Iowa. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026-2027: \$2,202.00
Gross Acres: 74.00
Net Taxable Acres: 70.59
Tax per Net Taxable Acre: \$31.19

Lease Status

Open lease for 2027 Crop Year.

FSA Data

Farm Number 490, Part of Tract 1168
FSA/Eff. Crop Acres: 68.88*
CRP Acres: 2.00
Corn Base Acres: 35.30*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 33.60*
Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of the farm by the Howard County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

CRP Contracts

There are 2.00 acres enrolled in a CP-8A contract that pays \$712.80 annually and expires September 30, 2027.

Soil Types/Productivity

Primary soils are Cresco loam, Riceville loam and Schley silt loam. CSR2 on the estimated FSA/Eff. crop acres is 74.00. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Topography is gently sloping.

Drainage

Farm has some tile. Contact agent for maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Well-managed and highly productive farm.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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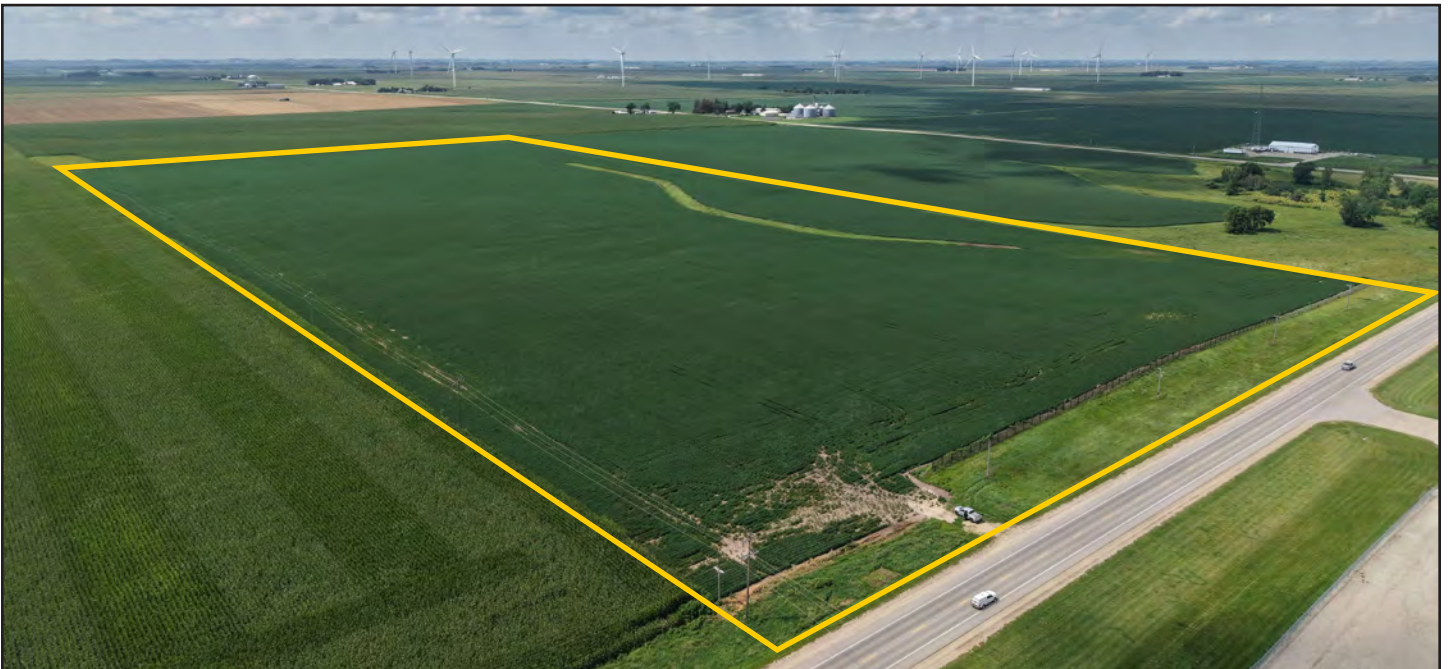
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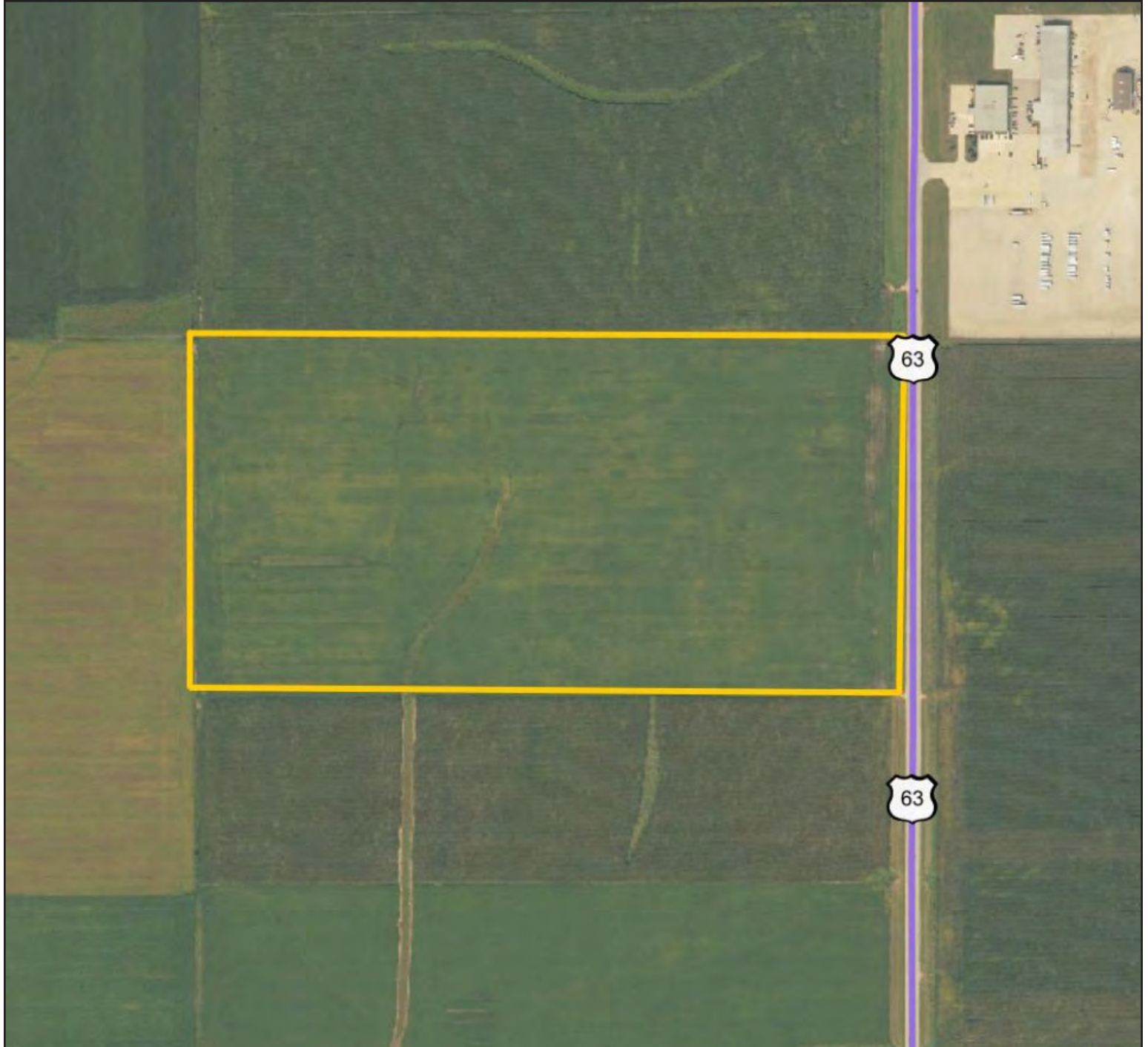
Northeast looking Southwest



Southeast looking Northwest



Est. FSA/Eff. Crop Acres: 74.62 | CRP Acres: 1.80 | Soil Productivity: 75.10 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Howard
Location: 30-99N-12W
Township: Howard Center
Acres: 74.62
Date: 8/7/2026



Maps Provided By

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Area Symbol: IA089, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
783B	Cresco loam, 2 to 5 percent slopes	23.01	30.8%		Ile	73
784B	Riceville loam, 1 to 4 percent slopes	17.89	24.0%		IIw	68
399	Readlyn silt loam, 1 to 3 percent slopes	11.52	15.4%		Iw	91
781B	Lourdes loam, 2 to 5 percent slopes	11.04	14.8%		Ile	68
83B	Kenyon loam, 2 to 5 percent slopes	3.39	4.5%		Ile	90
798B	Protivin loam, 1 to 4 percent slopes	2.28	3.1%		Ile	61
198B	Floyd loam, 1 to 4 percent slopes	1.92	2.6%		IIw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	1.89	2.5%		IIw	88
471B	Oran loam, 2 to 5 percent slopes	1.68	2.3%		Iw	74
Weighted Average					1.82	75.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From the intersection of Hwy. 9 and Hwy. 63 travel south 1 mile. Property is located on the west side of Hwy. 63.

Simple Legal

N½ SE¼ of Section 30, Township 99 North, Range 12 West of the 5th P.M., Howard County, Iowa. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026-2027: \$2,452.00
Gross Acres: 80.00
Net Taxable Acres: 77.39
Tax per Net Taxable Acre: \$31.68

Lease Status

Open lease for the 2027 Crop Year.

FSA Data

Part of Farm Number 490, Tract 1168
FSA/Eff. Crop Acres: 74.62*
CRP Acres: 1.80
Corn Base Acres: 38.30*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 36.30*
Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of the farm by the Howard County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 1.80 acres enrolled in a CP-8A contract that pays \$641.20 annually and expires September 30, 2027.

Soil Types/Productivity

Primary soils are Cresco loam, Riceville loam, Readlyn silt loam, and Lourdes loam. CSR2 on the estimated FSA/Eff. crop acres is 75.10. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Topography is gently sloping.

Drainage

Farm has some tile. Contact agent for maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable tiled tract.



Northeast looking Southwest



Southeast looking Northwest





Howard County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 147.30 acres

2026 Program Year
Map Created February 17, 2026

Farm 490
Tract 1168

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USDA is an equal opportunity provider, employer, and lender.

Date: Tues., September 15, 2026

Time: 10:00 a.m.

Site: Featherlite Center
220 7th St. W
Cresco, IA 52136

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jameson Anders at 319-269-7975 or Carrie Seidel at 563-920-7699 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

The Celeste A. Harshfield Family Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Kyle Hansen

Attorney

Barton L. Seebach
Story, Schoeberl & Seebach, LLP

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

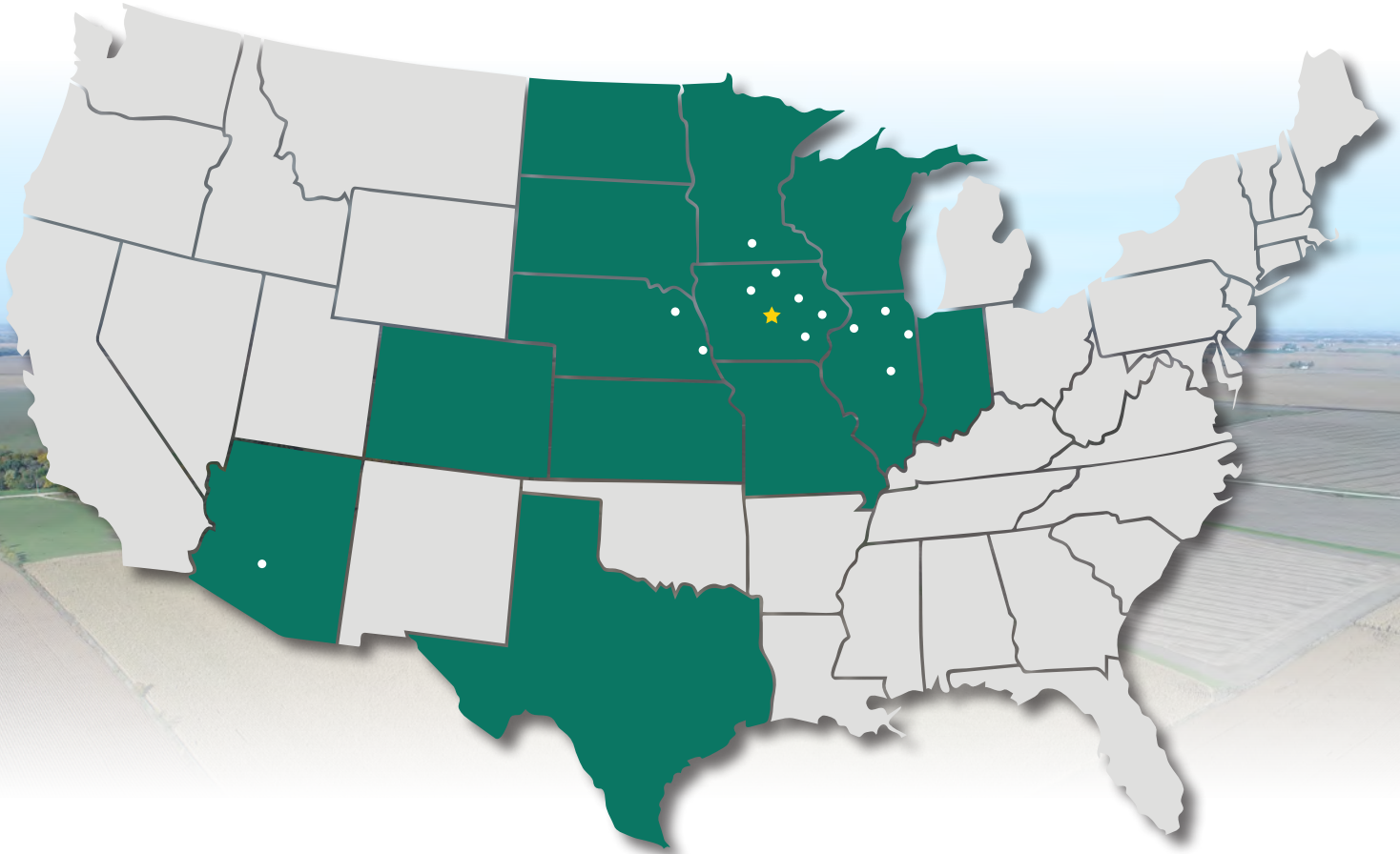
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 29, 2026 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2026. Taxes will be prorated to closing date.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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